

599 sq ft (56 sq m)

Office Suite

Situated on popular commercial thoroughfare
Within 500 metres of Haywards Heath mainline railway station
Flexible terms

To Let

Guide Rent - £8,000 per annum exclusive



1st Floor, 59-61 The Broadway,
Haywards Heath, West Sussex RH16 3AS

Location

Located in Mid Sussex, Haywards Heath is an affluent town approximately 15 miles north of Brighton and 14 miles to the south east of Crawley and Gatwick Airport. Central London is approximately 40 miles to the north and the A23 is within five miles to the west, accessed via the A272.

The subject property is prominently situated on the western side of The Broadway, just to the north of its junction with the A272 (South Road / Muster Green South) and opposite its junction with Heath Road. Haywards Heath mainline railway station is situated approximately 500 metres to the north and offers frequent direct rail services to London terminals (approximately 40 minutes) and south coast towns.

Description

A modern self-contained office suite forming part of the first floor benefitting from its own access from The Broadway. The office benefits from an internal ceiling height of 11 feet (3.4 metres) and provides open plan office accommodation (currently subdivided into two rooms by demountable partitioning), storage, kitchen and male and female WC facilities. Other benefits include: suspended ceiling with recessed Cat II lighting; under floor and perimeter trunking with Cat 5 cabling; gas fired central heating; air conditioning; original metal single glazed windows with internal secondary glazing; and, carpeting.

Accommodation

| | | | |
|---------------------|---------------------|-----------|--------------|
| First Floor | Office | 492 sq ft | (45.75 sq m) |
| | Storage | 107 sq ft | (9.91 sq m) |
| | Kitchen | | |
| | Male and female WCs | | |
| Total accommodation | | 599 sq ft | (55.66 sq m) |

Terms

Available to let by way of a new effective fully repairing and insuring lease for a term to be agreed or a licence agreement (minimum term of 3 months).

Guide Rent

£8,000 per annum exclusive.

Business Rates

To be reassessed.

For further information or to arrange a viewing please contact Andrew France & Co:

Andrew France BSc (Hons) MRICS
01444 474777 | 07980 273034 | andrew@andrew-france.com